

SOUTH COUNTY JOINT PLANNING PROGRAM
South County Joint Planning Advisory Committee

REVISED RECOMMENDED POLICIES (JULY, 1987)

This document presents the revised South County Joint Planning Program policies. The policies were adopted by the Joint Planning Advisory Committee on June 25, 1987, after consideration of comments received from the three Program sponsors (County of Santa Clara, Cities of Morgan Hill and Gilroy) and from the numerous agencies and organizations which reviewed the Advisory Committee's draft report and recommendations, dated September 1986.

Explanation of Headings:

Joint Planning Advisory Committee--Original policy wording as published in the South County Joint Planning Program Report, Advisory Committee Recommendations, dated September 1986.

Advisory Committee Revision--Policy revision adopted by the Joint Planning Advisory Committee during its policy reconciliation process (May and June 1987) after consideration of comments received from program sponsors (County of Santa Clara, Cities of Morgan Hill and Gilroy) and comments received from reviewing agencies, organizations and individuals. Recommendations adopted June 25, 1987.

Sources Recommending Revision--Identification of program sponsor, reviewing agency or organization whose comments or recommendations for change led most directly to the Advisory Committee's recommended revision.

Explanation of Conventions:

New wording is underlined. No indication is used for original wording which is omitted in the revision.

New policies are numbered with a plus (+) [e.g., a new policy which follows Policy 1.1 would be Policy 1.1+]

Copies of communications received, as well as all other working documents used by the Advisory Committee in reaching these recommendations, are available for review at the Santa Clara County Office of Planning. Please contact Eric Carruthers at 299-2521.

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

ADVISORY COMMITTEE REVISION

SOURCES RECOMMENDING REVISION

1. URBAN GROWTH AND DEVELOPMENT

The three jurisdictions' existing plans should be continued as the basis for joint policy in the South County, since they are in general agreement on most topics and will accommodate the projected growth to 2005. By that time, the number of South County residents is expected to increase more than two-fold and employment more than four-fold. Effective joint planning should be continued, since Santa Clara County is a fast-growing region, drawing large amounts of industry and people, and the pressures for growth are likely to continue beyond that date.

The three jurisdictions' existing general plans should be continued as the basis for joint policy in the South County, since they are in general agreement on most topics and will accommodate the projected growth to 2005. By that time, the number of South County residents is expected to increase more than two-fold and employment more than four-fold. Effective joint planning should be continued, since Santa Clara County is a fast-growing region, drawing large amounts of industry and people, and the pressures for growth are likely to continue beyond that date.

Santa Clara County

- 1.1. The plans of the two Cities and the County do not need to be revised at this time to accommodate projected growth to 2005.

The general plans of the two Cities and the County do not need to be revised at this time to accommodate projected growth to 2005. Revisions may be necessary, however, to properly respond to changing community goals and needs.

Morgan Hill
Santa Clara County

- 1.2. Since urban development will continue beyond 2005, it is important now to consider the potential general patterns of development beyond 2005 and to identify the areas to be kept in long-term rural land uses or open space before the pressures for urbanization are unmanageable.

Since urban development will continue beyond 2005, it is important to consider the potential general patterns of future growth now, before the pressures for urbanization are unmanageable. Both the areas needed for future urban development and the areas to be kept in long-term rural land uses or open space should be identified.

Santa Clara County

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

1.3. Conditions of population/employment growth and land development in the South County and surrounding regions should be regularly monitored:

- a. to assess the demand for additional urban development in South County, and
- b. to determine when it would be appropriate to plan for more extensive urban development in the South County.

1.3+

ADVISORY COMMITTEE REVISION

Conditions of population/employment growth and land development in the South County and surrounding regions should be regularly monitored:

- a. to assess the effect of the jobs/housing balance in North County and in adjacent Counties on the South County community,
- b. to assess the demand for additional urban development in South County, and
- c. to determine when it would be appropriate to plan for more extensive urban development in the South County.

Add Policy:

Development of the urban growth monitoring program should be undertaken immediately. The role of each jurisdiction in implementing the program should be specified, and responsibility for overall coordination should be assigned. The program should consider the conditions that would make new urban growth desirable as well as the conditions that would call for limitations on urban growth. On the basis of these conditions, the program should establish criteria which would trigger planning for new urban growth. It should also provide for maximum feasible integration with other monitoring programs.

SOURCES RECOMMENDING REVISION

Santa Clara County

Santa Clara County;
Committee for Green Foothills

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SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

1.4. There should be regular monitoring of urban growth and of the effectiveness of plans and regulations, in order to make changes needed to achieve community objectives. Consideration should be given to potential long-term development patterns and to areas which are to be kept in long-term rural use or open space.

1.4+

Urban development should occur in the cities in an orderly and contiguous pattern, managed and scheduled consistent with the ability to provide public facilities and services. Land uses in rural areas should be limited and public services to rural areas should be appropriately limited.

1.5. Urban growth should be managed and scheduled consistent with the ability to provide public facilities and services, such as sewer capacity, water, transportation, schools, public safety and other urban services.

ADVISORY COMMITTEE REVISION

In using information developed through the urban growth monitoring program, consideration should be given to potential long-term development patterns and to areas which are to be kept in long-term rural use or open space. Where appropriate, specific plans should be prepared jointly between the South County jurisdictions.

Add Policy:

The South County jurisdictions should use information generated from urban growth and jobs/housing monitoring programs to develop a strategic planning process to maintain a balanced South County community. It would be a basis for facilitating long-range infrastructure and urban service planning and minimizing urban development pressure on land which is expected to remain in agricultural, open space or other low-intensity use.

Urban development should occur in the cities in an orderly and contiguous pattern, managed and scheduled consistent with the ability to provide public facilities and services. Land uses in rural areas should be low-intensity and limited in number. Public services to rural areas should be appropriately limited.

Retain original wording

SOURCES RECOMMENDING REVISION

Santa Clara County

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SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

ADVISORY COMMITTEE REVISION

SOURCES RECOMMENDING REVISION

- 1.6. Growth should occur in an orderly and contiguous pattern, within designated urban service areas and encouraging infill of vacant urban land.
- 1.7. Urban development should occur only in the cities and where the full array of urban services can be provided.
- 1.8. In rural areas, services shall be provided at a minimum level by the County or special districts.
- 1.9. Expansion of urban service areas and annexations should be based on general plans and be consistent with the Cities' schedules for development and extension of services.

Urban growth should occur in an orderly and contiguous pattern, within designated urban service areas and encouraging infill of vacant urban land.

Retain original wording

Those public services which are provided to rural areas by the County or special districts should be provided at a minimum level.

Retain original wording

Santa Clara County

Santa Clara County

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2. ECONOMIC DEVELOPMENT

Economic development should be diversified. Cities should encourage types of economic development which address identified community needs (City and County areas) and which are planned so as to minimize negative impacts.

Retain original wording

2.1. Economic development should promote community self-sufficiency in jobs, housing and services, and should address the needs of all socio-economic segments of the community, creating employment to support the needs of existing residents.

Economic development should promote community self-sufficiency in jobs, housing and services, and should address the needs of all socio-economic segments of the community, creating employment to support the needs of South County residents.

Santa Clara County

2.2. A diversified economic base should be promoted in order to provide a variety of job types and skills and to insulate the local economy from possible economic downturns. Agriculture should be encouraged as an appropriate part of the economic mix.

Retain original wording

2.3. In considering which industries to promote, attention should be given to the impacts on economic development, jobs/housing balance, transportation and public services, water and air quality, natural and heritage resources, and energy.

In considering which industries to promote, attention should be given to their impacts on economic development, jobs/housing balance, transportation, energy, public services, water and air quality, and natural and heritage resources. Recognizing the strong interrelationship between industrial growth, jobs/housing balance and transportation system capacity, information generated from monitoring programs should be used to assess the demand created by industrial development for additional housing and transportation improvements, as well as the impacts on water and air quality and on natural and heritage resources.

Santa Clara County
Committee for Green Foothills

3. JOBS/HOUSING BALANCE

In the South County communities, jobs and housing should be balanced to minimize increases in housing costs, traffic congestion and commute time and to optimize economic balance and capacity to provide services.

Retain original wording

3.1. The South County Cities and the County should seek to attain and maintain a reasonable balance between jobs within each City's incorporated area and housing within each City's Boundary Agreement Area through the use of:

Retain original wording

- a. general plan land use designations,
- b. zoning and other land use controls,
- c. growth rate controls on housing and job growth,
- d. sewer capacity allocations, and
- e. policies to attract industry that will hire local residents.

3.2. The South County communities should provide housing at a range of costs that meet the needs of all sectors of the workforce. Housing should be distributed evenly among the communities so as to achieve an appropriate population balance and equitable distribution of public services.

The South County communities should provide housing at a range of costs that meet the needs of all sectors of the workforce. Housing should be distributed among the communities so as to achieve an appropriate population balance and equitable distribution of public services.

Morgan Hill

The ratio of jobs to housing should be monitored as development proceeds so that appropriate policies to maintain balance can be implemented, since the three jurisdictions' existing plans, while generally adequate to accommodate the forecast urban growth to 2005, will result in a surplus of jobs relative to housing units.

Retain original wording

3.3. The Cities of Morgan Hill, Gilroy and San Jose, and the County should monitor the jobs/housing balance in South County and the Coyote Valley.

Retain original wording

3.4. Each city should adjust its respective jobs/housing balance as its City Council directs, while continuing to monitor the cumulative impacts of individual communities' development decisions.

Retain original wording

3.4+

Add Policy:

The jobs/housing monitoring program should develop a workable definition of jobs/housing balance, criteria for assessing the effectiveness of remedial actions, and a process for investigating areawide transportation improvements or traffic management programs which will address the effects of jobs/housing imbalance. The role of each jurisdiction in implementing the program should be specified and responsibility for overall coordination should be assigned. Jobs/housing monitoring should be integrated with other monitoring programs to the maximum extent feasible.

Santa Clara County

SOUTH COUNTY POLICY RECOMMENDATIONS

JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

- 3.5. If actions to correct imbalances are not undertaken or if they are ineffective, the Cities should undertake additional transportation improvements, traffic management programs, and housing programs to offset impacts of higher housing costs on residents with lower incomes.
- 3.6. The County should retain its policy that urban development and jobs should be provided within cities; the County should not seek to balance jobs and housing within the unincorporated area.
- 3.7. The South County community should work with the City of San Jose to minimize impacts of San Jose's Coyote Valley development on the jobs/housing balance of South County.
- 3.8. If cost/revenue imbalances are created by the jobs/housing imbalance in rural areas of South County, the Cities and the County should discuss ways to mitigate the impacts.

ADVISORY COMMITTEE REVISION

If actions to correct imbalances are not undertaken or if the jobs/housing monitoring program determines that they are ineffective, the Cities should undertake additional transportation improvements, traffic management programs, and housing programs to offset impacts of higher housing costs on persons with lower incomes.

Retain original wording

Retain original wording

If the jobs/housing imbalance in rural areas of South County results in increasing costs for service provision and declining revenues available to cover these costs, the Cities and the County should discuss ways to mitigate the impacts.

SOURCES RECOMMENDING REVISION

Morgan Hill
Santa Clara County

Santa Clara County

4. EDUCATION

Community development and school development should be coordinated to optimize educational goals and enhance the school's role as a community resource.

Retain original wording

- 4.1. San Jose, Morgan Hill, Gilroy, the County, and the school districts should meet periodically to plan for needed school expansions resulting from new development.

The school districts, the County, and the Cities of San Jose, Morgan Hill and Gilroy should keep each other informed of growth- and development-related school issues. Joint meetings should be held as needed to plan for needed school expansions resulting from new development.

Santa Clara County

- 4.2. The pattern and timing of growth should be controlled in a way that allows the school districts to plan and finance facilities in an orderly fashion.

Retain original wording

- 4.3. Development should be coordinated with the scheduling of capital funds for schools.

Retain original wording

- 4.4. Development approvals should be conditioned on the availability of schools.

Retain original wording

- 4.5. To allow school facilities to be used most efficiently and to minimize busing needs, residential development should be contiguous and infill development within built-up areas should be encouraged.

To allow school facilities to be used most efficiently and to minimize busing needs, residential development should occur in areas which are served by existing schools. To accomplish this, contiguous residential development and infill development within built-up areas should be encouraged.

Santa Clara County

4.6. Where appropriate, planning should promote the concept of the neighborhood school, which provides education to the children in the neighborhood and serves as a resource facility to the residents.

Retain original wording

4.7. The Cities, school districts and other community and social agencies should coordinate to mobilize additional resources to deal with issues which impact the role of schools, such as job training and teenage pregnancy, so that these are adequately dealt with during periods of rapid growth or change.

The Cities, school districts and other community and social agencies should coordinate to mobilize additional resources to deal with issues which impact the role of schools, such as drugs, job training and teenage pregnancy, so that these are adequately dealt with during periods of rapid growth or change.

Santa Clara County

Sites for new schools should be carefully selected to optimize educational goals.

Retain original wording

4.8. In order to avoid de facto segregation in schools, housing for low and moderate income families should be planned throughout the South County where urban services are available. Concentration of such housing in any one area shall be avoided.

Retain original wording

4.9. Where appropriate, parks and schools should be located together to optimize their multiple use as community facilities.

Retain original wording

Additional funding methods should be developed for needed school facilities, since present school financing methods are inadequate and projected growth could more than double school enrollment by 2005.

Retain original wording

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

- 4.10. The jurisdictions should start active lobbying for new State legislation to allow for the collection of impact fees from industrial and commercial projects.
- 4.11. The jurisdictions should work with other local governments and the private sector to develop innovative financing techniques.
- 4.12. Development impact fees should continue to be collected on new dwellings.
- 4.13. Development impact fees should be commensurate with the cost of the public improvements generated by new development.
- 4.14. The use of Mello/Roos funds to provide schools for the massive expansion planned by San Jose in the Coyote Valley should be investigated.
- 4.15. The Redevelopment agencies and appropriate Board of Education should negotiate to determine if it is appropriate to use Redevelopment Act contributions to assist schools.
- 4.16. When appropriate, industrial and commercial development should be required to provide school mitigations for impacts identified in environmental and other impact reports by such means as the payment of fees or dedication of land and/or buildings.

ADVISORY COMMITTEE REVISION

- The jurisdictions should continue active lobbying for state legislation to continue to allow collection of impact fees from industrial and commercial projects.
- The jurisdictions should work with other local governments and the private sector to evaluate the adequacy of available funding and to develop innovative financing techniques.
- Development impact fees should continue to be collected on new construction to the extent allowed by law.
- Development impact fees should be commensurate with the cost of the public improvements generated by new development, in accordance with state law.
- The use of Mello/Roos funds to provide schools for the expansion planned by San Jose in the Coyote Valley should be investigated.
- Retain original wording
- When appropriate, industrial and commercial development should be required to provide mitigations for school impacts in accordance with state law.

SOURCES RECOMMENDING REVISION

Santa Clara County

Santa Clara County

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Santa Clara County

Santa Clara County

Santa Clara County

5. INFRASTRUCTURE

Infrastructure needs should be identified and their development coordinated to minimize costs and to support achievement of community goals.

Retain original wording

5.1. Cities should provide an urban level of services and facilities to urban areas. Strategies that help achieve this objective and are already partially or fully in use include:

Retain original wording

- a. requiring that the timing and location of future urban development be based upon the availability of public services and facilities,
- b. requiring new development to pay all of the incremental public service costs which it generates, and,
- c. requiring developers to dedicate land and/or pay to offset the costs relating to the provision and expansion of public services and facilities.

6. INFRASTRUCTURE: SEWERS/SANITATION

Expansion of the joint Gilroy/Morgan Hill sewage treatment plant should proceed, since additional sewer capacity is a prerequisite for further urban development and urban development is most appropriately served by sanitary sewer systems. Septic systems should be used only for low-intensity uses where they will have minimum impact on the environment.

Expansion of the joint Gilroy/Morgan Hill sewage treatment plant should proceed, since additional sewer capacity is a prerequisite for further urban development and urban development is most appropriately served by sanitary sewer systems. Septic systems should be used only for low-intensity uses where they will not have a negative impact on the environment.

Santa Clara County

6.1. The total capacity for the Gilroy/Morgan Hill Wastewater Treatment Facility, its timing for completion, and configuration should be consistent with agreed upon policies for the overall growth of the South County.

The total capacity for the Gilroy/Morgan Hill Wastewater Treatment Facility, its timing for completion, and configuration should be consistent with these South County policies for the overall growth of the South County.

Santa Clara County

a. The Cities of Gilroy and Morgan Hill should determine the best method to increase and fund their sewer treatment capacity in order to facilitate development that is consistent with their general plans.

a. The Cities of Gilroy and Morgan Hill should determine the best method to increase and fund their sewer treatment capacity in order to facilitate development that is consistent with their general plans.

b. The facility should be funded so as to minimize competition for needed funds for other infrastructure in the South County.

b. The facility should be funded in a manner which considers the financing needs of other infrastructure in the South County.

6.2. The County and the two Water Districts should assist in the Cities' wastewater treatment program if feasible and agreed to by the Cities.

The County and the two Water Districts should assist in the Cities' wastewater treatment program if feasible and agreed to by the participants.

Santa Clara County

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

- 6.3 San Martin's sewage treatment needs should be determined with consideration given to the implications of: economics, population, land use and the governmental status of San Martin.
- 6.4. Beyond the proposals for which land use designations have been approved and for which alternative sewage treatment and disposal systems (other than septic tanks) have been approved in concept (Casa de Fruta and Nob Hill Family Park), no new land uses requiring the use of alternative sewage treatment and disposal systems should be permitted until a more reliable track record has been established.
- 6.5. The Joint Powers Pretreatment Program for industrial and commercial hazardous material users and/or hazardous waste generators should continue to be implemented in the two cities.

ADVISORY COMMITTEE REVISION

- San Martin's sewage treatment needs should be determined with consideration given to the implications of: economics, population, land use, environmental concerns and the governmental status of San Martin.
- Beyond the proposals for which land use designations have been approved and for which alternative sewage treatment and disposal systems (other than septic tanks) have been approved in concept (Casa de Fruta and Nob Hill Family Park), no new land uses requiring the use of alternative sewage treatment and disposal systems should be permitted until a reliable track record for the system has been documented and conditions for ongoing safe and effective operation have been established.
- The Joint Powers Pretreatment Program for industrial and commercial hazardous material users and/or hazardous waste generators should continue to be implemented in the two cities and coordinated as appropriate with MOU inspections, HMSO regulations, and implementation of applicable state laws.
[To be moved to section 9]

SOURCES RECOMMENDING REVISION

Committee for Green Foothills

Santa Clara County

7. Water Supply

New development should not exceed the water supply, and use of water should be made more efficient through appropriate means, such as watershed protection, percolation, reclamation, and conservation.

New development should not exceed the water supply, and management of water should be made more efficient through appropriate means, such as watershed protection, percolation, reclamation, and conservation.

Santa Clara County

7.1. Each agency and jurisdiction responsible for well monitoring should continue to monitor wells and provide the results to a central agency (yet unknown) which would coordinate the data and make it available to all jurisdictions and agencies.

Retain original wording
[To be moved to section 8]

7.2. Programs to identify and seal abandoned and unused wells should be continued, as they may be prime sources for transferring contaminants from the upper to lower aquifer.

Programs to identify and seal abandoned and unused wells should be continued, as such wells may be prime sources for transferring contaminants from the upper to lower aquifer.

Santa Clara County

7.3. Programs for monitoring private wells should continue to occur and should continue to expand the scope of testing by including tests of more wells and including tests on constituents not yet tested in private wells (i.e., volatile organics, bacteriological, radiological, etc.).

Programs for monitoring private wells should continue to occur and should continue to expand the scope of testing by including tests of more wells and including tests on constituents not yet tested in private wells (i.e., volatile organics, bacteriological, radiological, etc.), and periodic retesting of selected private wells.
[To be moved to section 8]

Santa Clara County

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

ADVISORY COMMITTEE REVISION

SOURCES RECOMMENDING REVISION

7.3+

Add Policy:

The South County jurisdictions should develop a program to track existing water quality, water supply and water flow monitoring programs. This information should be used to evaluate current regulations and procedures, and to assess the need for new monitoring programs or for revisions or consolidation of existing programs.

Santa Clara County

7.4. Each jurisdiction and agency pumping water from wells should be responsible for knowing the demand that its well pumping imposes on the direction of flow of water and how it affects others that are pumping from the same aquifer.

Each jurisdiction and agency pumping water from wells should be responsible for knowing the demand that its well pumping imposes on the direction of flow of water and how it affects others that are pumping from the same aquifer in order to prevent adverse impacts on existing groundwater contamination conditions.

Santa Clara County

7.5. Each jurisdiction and agency pumping water from wells should consider accepting the concept of "managing the aquifer" so as to secure its utility as a water resource and ensure the water's quality.

All jurisdictions and agencies pumping water from wells should cooperate in managing the aquifer so as to preserve the natural ecology of the region, securing the aquifer's utility as a water resource and ensuring the water's quality.

Committee for Green Foothills

7.6. Streambeds and other appropriate percolation areas should be protected.

Retain original wording

7.7. There should be continuing coordination among the South County jurisdictions and the Santa Clara Valley Water District to assure that the South County will get sufficient deliveries of San Felipe water as needs require.

Retain original wording

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

7.8. The two water districts should continue developing cooperative programs to assure effective management of the water resources, such as well monitoring and percolation of imported water.

7.8+

ADVISORY COMMITTEE REVISION

The two water districts should continue developing cooperative programs to assure effective management of the water resources, such as well monitoring, percolation of imported water, reclamation and conservation.

Add Policy:

New development should not exceed the water supply, and use of water should be made more efficient through appropriate means, such as conservation and reclamation.

SOURCES RECOMMENDING REVISION

Santa Clara County

Santa Clara County

8. Water Quality

Water quality should be protected from contamination, and should be monitored to assure that present policies and regulations are adequate. Such uses as waste facilities, septic systems and industries using toxic chemicals should be prohibited where polluting substances may come in contact with groundwater, floodwaters, and creeks or reservoir waters.

Retain original wording

8.1. Land use policies should be continued that limit the number of individual septic systems in areas vulnerable to groundwater contamination, because of the potential for cumulative degradation of water quality.

Retain original wording

8.2. Large lot policies, which allow minimal development and limited numbers of septs in small areas, should be continued in areas where development is expected to be served by sewers. This approach makes it possible to design future urban density subdivisions with smaller lots which are more efficient for sewers in terms of service and cost.

In areas where future development is expected to be served by sewers, large lot policies (which allow minimal development and limited numbers of septic systems) should be continued. This approach increases the feasibility of designing future urban density subdivisions with smaller lots, which are more efficient for sewers in terms of service and cost.

Santa Clara County

8.3. In the unincorporated area current County policies regarding septic systems and land use should be continued with no lessening of standards.

Retain original wording

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

ADVISORY COMMITTEE REVISION

SOURCES RECOMMENDING REVISION

8.4. Groundwater and surface water quality conditions throughout the South County should be monitored to determine if changes in regulations regarding septic systems and land use are needed.

Retain original wording

Protection of groundwater quality requires continued caution in the siting of landfills and transfer stations and rigorous enforcement of local and regional regulations.

Retain original wording

8.5. Continued caution should be taken as to the siting of landfills, the construction of landfills (i.e., they should have clay liners, etc.), and the waste allowed in a sanitary landfill in South County so as not to create hazards to groundwater quality.

Retain original wording

8.6. Continued caution should be taken as to the siting of transfer stations in South County so as not to create hazards to groundwater quality.

Solid waste and hazardous waste transfer stations should be sited and operated so as to minimize hazards to ground and surface water quality.

Santa Clara County

8.7. Regulations relating to solid waste disposal should continue to be rigorously enforced by the local jurisdictions and by the Regional Water Quality Control Boards.

Retain original wording

8.8. Periodic household hazardous waste collection programs and other related activities should occur on a regular basis in order to limit the types and amounts of hazardous waste entering the ordinary waste stream.

Retain original wording

8.9. The jurisdictions in South County should work jointly and with other jurisdictions to achieve a balance between potential negative impacts and the benefits associated with the location of solid waste disposal sites and transfer stations.

Retain original wording

8.9+

Add Policy:
Properties located in areas that exhibit high water percolation coefficients shall be protected from future development in order to ensure existing water quality. Such development should not begin until preceded by the inclusion within the Cities' and County's Hazardous Materials Storage Ordinance a section specifically related to high percolation rates.

Gilroy

8.9++

Add Policy:
Commercial and industrial developments proposed to be located in areas that exhibit high water percolation coefficients should be permitted only under the strict safety limitations as may be required by the Cities' and/or County's Hazardous Materials Specialists.

Gilroy

8.9+++

Add Policy:
In order to provide greater protection of the aquifers which supply drinking water to the South County, special consideration should be given to the management of contaminants (e.g., hazardous materials, sanitary effluents) in groundwater recharge areas where no protective aquitard layer exists.

Santa Clara Valley Water Dist.

9. Hazardous Materials and Waste Management

A program of regular inspections and monitoring to ensure compliance with local regulations should be continued in order to reduce the risks associated with the use and handling of hazardous materials and wastes.

9.1. The Cities' Hazardous Materials Specialists and Pretreatment Inspectors, and the County Health Department should continue to inspect regularly activities that store and/or use hazardous materials, including above-ground and underground storage tanks and related equipment, to ensure compliance with each City's and the County's Hazardous Materials Storage Ordinance (HMSO).

9.2. There should be regular inspections of those facilities which store hazardous waste on site for less than 90 days, a time period for which a hazardous materials storage permit is not required. This inspection could be enforceable via the Memorandum of Understanding between Department of Health Services (DOHS) and County Health Department whereby the County Health Department, would act as an agent of DOHS in enforcing this aspect of the Hazardous Materials Storage Ordinance(HMSO).

A program of regular inspections and monitoring to ensure compliance with local, state and federal regulations should be continued in order to reduce the risks associated with the use and handling of hazardous materials and wastes.

Retain original wording

There should be regular inspections of those facilities which store hazardous waste on site for less than 90 days, a time period for which a hazardous materials storage permit is not required. This inspection could be enforceable via the Memorandum of Understanding between State Department of Health Services (DOHS) and County Health Department whereby the County Health Department would act as an agent of DOHS in enforcing this provision. In order to develop maximum efficiency in overall inspection programs, the Cities' Hazardous Materials Specialists and Pretreatment Inspectors may conduct inspections on behalf of the County Health Department.

Santa Clara County

Santa Clara County

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

ADVISORY COMMITTEE REVISION

SOURCES RECOMMENDING REVISION

9.3. Submittal of a hazardous materials handling plan should be a prerequisite for developments requiring zone changes, use permits, etc.

Retain original wording

9.4. In order to minimize potential hazards, generators of hazardous waste should be required to use on-site pretreatment prior to discharging waste into the sewer system. The methods may include neutralization, precipitation and oxidation.

In order to minimize potential hazards, generators of hazardous waste should be required to use on-site pretreatment prior to discharging treated waste effluent into the sewer system. The methods may include neutralization, precipitation and oxidation.

Santa Clara County

9.5. Small generators of hazardous waste should be helped to find ways to decrease their hazardous waste load either by pretreatment and/or use of less hazardous constituents.

Programs to encourage source reduction and waste minimization by smaller firms which generate hazardous wastes in South County should be initiated by the County and Water Districts.

Santa Clara County

9.6. Vehicles and other equipment that may threaten the quality of water from leaking fuel tanks or oil spills should be removed from the site and/or repaired.

Retain original wording

9.7. Public education regarding hazardous materials and waste management should be coordinated and implemented among the local jurisdictions (Morgan Hill, Gilroy, the County), local agencies (SCVWD, GWCD, RWQCBs, etc.) and local groups (League of Women Voters, Lions Club, etc.).

Retain original wording

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

9.8. During the implementation of "AB 2185" (Calif. Health and Safety Code Chap. 6.95 Division 20 Section 25500 et seq) and successor legislation in South County, every effort should be made to achieve maximum integration between newly-mandated actions and elements and ongoing programs (e.g., Hazardous Waste Generator Inspections and pretreatment), particularly as they apply to:

- a. coordinated permit and fee structure,
- b. coordinated inspections,
- c. emergency response ("business") plans,
- d. training programs,
- e. evacuation requirements, and
- f. information requirements.

The transportation of hazardous materials and wastes should be monitored to reduce risks and ensure notification of South County Cities in the event of a leak or spill.

9.9. The South County jurisdictions should require that they receive reports from the Department of Transportation and the California Highway Patrol regarding spills or leaks on the highway.

9.10. If a spill occurs while transporting hazardous materials or waste in one of the Cities or the County, the other jurisdictions should be notified by that jurisdiction.

ADVISORY COMMITTEE REVISION

During the implementation of "AB 2185" (Calif. Health and Safety Code Chap. 6.95 Division 20 Section 25500 et seq) and successor legislation in South County, every effort should be made to achieve maximum integration between newly-mandated actions and elements and ongoing programs (e.g., Hazardous Waste Generator inspections, Hazardous Materials Storage Ordinances and controls and pretreatment), particularly as they apply to:

- a. coordinated permit and fee structure,
- b. coordinated inspections,
- c. emergency response ("business") plans,
- d. training programs,
- e. evacuation requirements, and
- f. information requirements.

Retain original wording

Retain original wording

If a spill occurs while transporting hazardous materials or waste in one of the Cities or the County, the other jurisdictions should be notified by that jurisdiction immediately.

SOURCES RECOMMENDING REVISION

Santa Clara County

Santa Clara County

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

- 9.11. The Cities and County should consider designating specific transportation routes for the conveyance of hazardous materials and waste, if the jurisdiction desires hazardous materials and waste to be transported on other transportation routes.
- 9.12. The County should consider implementing a Memorandum of Understanding (MOU) between the Department of Health Services (DOHS) and the County Health Department, whereby the County would act as an agent in requiring hazardous material users and waste generators to provide annual records and in monitoring the haulers of hazardous materials and waste.
- 9.13. To reduce the risk involved in transporting hazardous waste and to decrease the volume of waste that must be disposed of, generators of hazardous waste should be encouraged to use on-site pretreatment, such as: neutralization, precipitation and oxidation.

9.13+

ADVISORY COMMITTEE REVISION

The Cities and County should consider designating specific transportation routes for the conveyance of hazardous materials and waste, if the jurisdiction desires hazardous materials and waste to be transported on routes other than designated truck routes. Such controls should be consistent with the areawide emergency response plan prepared under AB 2185/2187.

The County should implement a Memorandum of Understanding (MOU) between the Department of Health Services (DOHS) and the County Health Department, whereby the County would act as an agent in requiring hazardous material users and waste generators to provide annual records and in monitoring the haulers of hazardous materials and waste.

Retain original wording

Add Policy:

A program to identify and abandon dry wells which have been used to dispose of contaminants should be initiated.

SOURCES RECOMMENDING REVISION

Santa Clara County

Santa Clara County

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

ADVISORY COMMITTEE REVISION

SOURCES RECOMMENDING REVISION

10. Intergovernmental Coordination:
Water Quality/Hazardous Materials

10+

Add Policy:
The development of water reclamation facilities should be encouraged, where feasible, in order to make reclaimed water available to help meet the growing water needs of the South County region.
[To be moved to section 7]

Central Coast Regional Water
Quality Control Board

Intergovernmental coordination between the Cities, the County and local agencies should be considered as an effective means of resolving issues of concern and investigating the feasibility of compatible standards, ordinances and enforcement procedures.

Retain original wording

10.1. The two Regional Water Quality Control Boards that have jurisdiction in South County should reach agreement upon compatible water quality standards for South County, as compatible standards would be less confusing to developers and owners of land and to jurisdictions which must carry out the Regional Boards' regulations.

The two Regional Water Quality Control Boards that have jurisdiction in South County should reach agreement upon compatible water quality standards for South County and consistent approaches to implementing the State Board's nondegradation policy, as compatible standards and consistent approaches would be less confusing to developers and owners of land and to jurisdictions which must carry out the Regional Boards' regulations.

Santa Clara County

10.2. The two Water Districts which have jurisdiction in South County should reach agreement upon respective responsibility and jurisdiction of water supply and quality so as not to duplicate their efforts.

Retain original wording

10.3. Regular meetings should be held between the two Regional Water Quality Control Boards (RWQCB), the two Water Districts, County Health Department, County Executive's Office, County Planning Office, Gilroy Planning Department, Morgan Hill Planning Department, San Martin Planning Committee, and any other key agency which is interested, to discuss the current issues and concerns relative to South County's water supply and quality.

Close coordination should be maintained between the following agencies and organizations which share jurisdiction and interest relative to South County's water supply and water quality: the two Regional Water Quality Control Boards, the two Water Districts, County Health Department, County Executive's Office, County Planning Office, Gilroy Planning Department, Morgan Hill Planning Department, and the San Martin Planning Committee.

Santa Clara County

10.4. The Cities, County, Regional Water Boards and local agencies should have compatible ordinances (i.e., HMSOs), standards (i.e., septic tank and alternative treatment and disposal methods), and enforcement procedures (i.e., implementing "AB 2185" [Calif. Health and Safety Code Chap. 6.95 Division 20 Section 25500 et seq], etc.) regarding water quality so that there is no advantage for a company to locate in an area with lower standards.

Where appropriate, the Regional Water Quality Boards, the Cities, County and other local agencies should have compatible ordinances (i.e., HMSOs), standards (i.e., septic tank and alternative treatment and disposal methods), and enforcement procedures (i.e., implementing "AB 2185" [Calif. Health and Safety Code Chap. 6.95 Division 20 Section 25500 et seq], etc.) regarding water quality so that there is no advantage for a company to locate in an area with lower standards.

Santa Clara County

11. INFRASTRUCTURE: TRANSPORTATION

A balanced transportation system should be developed which integrates various transportation modes with existing and proposed land uses and assures access to all.

Retain original wording

11.1. A balanced transportation system should be provided which assures access to all, and which integrates all appropriate modes of transportation into an effectively functioning system, including such modes as auto, public transit, bicycling and walking.

A balanced transportation system should be provided which assures access to all, and which integrates all appropriate modes of transportation into an effectively functioning system, including such modes as auto, ridesharing, public transit, bicycling and walking.

Santa Clara County

11.2. The transportation system should be compatible with existing and proposed land uses and should promote environmental objectives, such as safe and uncongested neighborhoods, energy conservation, reduction of air and noise pollution, and the integrity of scenic and/or hillside areas.

Retain original wording

11.3. Bicycling and walking should be promoted as significant transportation modes for their contribution to health and the reduction of energy consumption and pollution.

Bicycling and walking should be promoted as alternate transportation modes for their contribution to health and the reduction of energy consumption and pollution.

Santa Clara County

11.4. Public transit should be expanded as needed to meet the changing needs of the area for local and regional access, including such methods as bus, dial-a-ride, paratransit and rail, where appropriate.

Retain original wording

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

ADVISORY COMMITTEE REVISION

SOURCES RECOMMENDING REVISION

11.5. Planning for land use and transportation development should be integrated. The timing, amount, and location of urban development should be consistent with the development of the transportation system capacity, and land uses should be designed to promote use of appropriate transportation modes.

Retain original wording

11.6. Options for future transportation facilities should be preserved in advance of development by such means as identification of routes, reservation of rights-of-way, setback of development to accommodate future width lines, and limiting of access along future major arterials.

Retain original wording

11.7. The Cities and the County should improve coordination and cooperation on all South County transportation planning.

Retain original wording

11.7+

Add Policy:

The recommendations of the Transportation 2000 Program, particularly as they relate to rail connections between South County and North County and to right-of-way reservation along major north-south corridors in South County, should be carefully reviewed by South County jurisdictions.

Santa Clara County

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

ADVISORY COMMITTEE REVISION

SOURCES RECOMMENDING REVISION

INFRASTRUCTURE: FLOOD CONTROL/DRAINAGE

Land development should be managed by the three jurisdictions to mitigate flooding problems and to minimize the need for public funding of additional flood control and local drainage facilities (other than for orderly, planned growth), since flooding affects substantial areas of South County, and the flood control projects now being constructed are designed to protect only existing developed and planned urban areas.

Since flooding affects substantial areas of South County, and the flood control projects now being constructed are designed to protect only existing developed and planned urban areas, land development should be managed by the three jurisdictions to mitigate flooding problems and to minimize the need for local public funding for additional flood control and local drainage facilities.

Santa Clara County

12. Flood Control

Flood damage in South County should be minimized through a combination of actions. In flood-prone areas, inappropriate development should be prevented through land use planning, urban development policies and land use regulations. Areas which are developed or planned for development should be protected by the construction of flood control facilities. Development should be managed through advanced planning and design standards to minimize off-site flooding and drainage problems.

Retain original wording

12.1. Highest priority for construction of flood protection facilities should continue to be given:

- a. first, to areas of existing development subject to the highest potential flood damage;
- b. then, to undeveloped areas planned for urban development which would be subject to the highest potential of flood damage;
- c. then, to agricultural lands; and
- d. finally, to undeveloped areas not planned for urban development.

12.2. If federal and state funds are not available for future flood control facilities and such facilities must be funded locally, those property owners who would benefit from and those who contribute to the need for such facilities should pay the cost.

12.3. Developers whose proposed projects would induce downstream flooding should be required to provide mitigation to eliminate the flood-inducing impacts of their projects.

12.4. Streamside development should be designed in such a way as to facilitate maintenance of the waterway and protection of the environment and riparian areas.

Highest priority for construction of flood protection facilities should continue to be given:

- a. first, to areas of existing development subject to the highest potential flood damage;
- b. then, to undeveloped areas planned for urban development which would be subject to the highest potential of flood damage;
- c. then, to agricultural lands; and
- d. finally, to other undeveloped areas.

Retain original wording

Retain original wording

Streamside development should be designed in such a way as to facilitate maintenance of the waterway and protection of the environment and riparian areas. Careful consideration should be given to the use of streets to separate urban streamside development from the waterway consistent with Santa Clara Valley Water District recommended streamside street designs.

Santa Clara County

Santa Clara Valley Water Dist.

- 12.5. If development is to be allowed in flood-prone areas, flood control facilities or appropriate flood-proofing should be provided prior to or in conjunction with development at developers' expense.
- 12.6. Where other mitigations do not solve the flooding problem, raising individual foundations (padding up structures) may be a solution; however, its use must be restricted in order to minimize the cumulative effects on adjacent areas.
- 12.7. The Cities and the County should require mitigation of any stormwater runoff produced by development that occurs beyond that described in the 1981 General Plans of the County and the Cities.
- 12.8. All local development should provide appropriate mitigations of off-site impacts. These may include:
limiting runoff to pre-development levels and/or complete solutions to flooding and local drainage problems in the vicinity of the development. Methods may include: detention (storing runoff temporarily and then releasing it) or retention (storing runoff on-site for percolation).

Retain original wording

Retain original wording

The Cities and the County should require mitigation of any stormwater runoff produced by development that occurs beyond that described in the General Plans of the County and the Cities as of 1982.

Santa Clara County

Retain original wording

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

ADVISORY COMMITTEE REVISION

SOURCES RECOMMENDING REVISION

12.9. Careful consideration should be given to the cumulative effects of development which would drain into the upper reaches of Llagas Creek and other creeks in order to avoid the need for channelization and consequent destruction of its riparian vegetation and natural habitat.

Retain original wording

13. Local Drainage

Local drainage problems in South County should be minimized by preventing inappropriate development in areas which are prone to drainage problems and by using design standards and advanced planning to manage development. Developers of individual projects should be required to mitigate off-site and on-site impacts and, where appropriate, to install local drainage facilities which would contribute to an eventual areawide solution to the local drainage problems, preferably in the context of a master plan for local drainage which should be developed jointly by the Cities and the County.

Retain original wording

13.1. Since County maintenance is limited to maintaining local storm drainage facilities which may affect County roads, any additional storm drain-related maintenance beyond that which is currently provided will require additional funding from residents and/or developers.

Retain original wording

13.2. Those residents who benefit from as well as those who contribute to the need for local drainage facilities should pay for them.

Retain original wording

13.3. The County and Cities should require a storm water management plan for each development. This plan, which would be presented early in the development stage, would describe the design implementation and maintenance of the local drainage facilities.

Retain original wording

13.4. The Cities and the County should coordinate in the development of a master plan for local drainage. The master plan should include consideration of the interface between unincorporated areas and the city drainage systems.

Retain original wording

13.5. Each development should provide mitigations of off-site and on-site impacts, as appropriate. These mitigations may include limiting runoff to pre-development levels and/or complete solutions to local drainage problems in the vicinity of the development. Methods may include detention or retention, with appropriate protection of groundwater quality.

Each development should provide mitigations of off-site and on-site impacts, as appropriate. These mitigations may include limiting runoff to pre-development levels and/or complete solutions to local drainage problems in the vicinity of the development or downstream. Methods may include detention or retention, with appropriate protection of groundwater quality.

Santa Clara County

13.5+

Add Policy:
Development should be designed to conserve soil and avoid erosion.

Santa Clara County

14. AGRICULTURE

Agriculture should be continued and supported since it contributes to the local economy and helps to delineate urban boundaries. Among other benefits, it is the most productive use for land which is not immediately planned for urban development. More effective methods of support and preservation should be developed.

Retain original wording

The County and the Cities should reaffirm their commitment to the long-term maintenance of agricultural land uses in South County.

The County and the Cities should reaffirm their commitment to long-term maintenance of agricultural land uses and to agriculture as an economic enterprise in South County.

Santa Clara County

14.1. The County and the Cities should adopt no policies which are detrimental to agriculture.

The County and the Cities should take positive action to encourage agriculture by supporting favorable policies.

Santa Clara County

14.2. The County and the Cities should take positive actions to preserve agricultural lands, for example: exclusive agricultural zoning, transfer of development rights (TDR) programs, and right-to-farm legislation.

Delete policy

Santa Clara County

14.3. The economic viability of agriculture should be maintained using a variety of methods, such as: contiguous urban development, the designation as agricultural lands those lands which are outside of urban areas, minimum lot size designations in agricultural areas, the limitation of land uses in agriculturally designated areas to agriculture and uses necessary for the support of agriculture, and the encouragement of direct marketing methods.

Agricultural lands should be protected from encroachment by incompatible land uses and the economic viability of agriculture should be maintained using a variety of methods, such as: contiguous urban development, the designation as agricultural lands those lands which are outside of urban areas, minimum lot size designations in agricultural areas, the limitation of land uses in agriculturally-designated areas to agriculture and uses necessary for the support of agriculture, and the encouragement of direct marketing methods.

Santa Clara County

14.4. The County and the Cities should consider further whether they want to establish areas for the permanent preservation of agricultural lands and, if so, they should establish programs to accomplish that objective.

The County and the Cities should establish areas for the permanent preservation of agricultural lands and programs to accomplish that objective, such as exclusive agricultural zoning, transfer of development rights (TDR) programs, and right-to-farm legislation.

Santa Clara County

Some prime agricultural lands in South County (particularly within the prime agricultural areas east and south of Gilroy) should be preserved for permanent agricultural use through appropriate open space preservation tools.

Some prime agricultural lands in South County (particularly within the prime agricultural areas east and south of Gilroy) should be preserved for agricultural use through appropriate agricultural land preservation tools, such as exclusive agricultural zoning, transfer of development rights (TDR) programs, and right-to-farm legislation.

Santa Clara County

14.5. The County should continue the A-20 and A-40 minimum lot size designations in the agricultural area.

Retain original wording

14.6. The expansion of the "uses compatible with agriculture" category in County zoning ordinances and Williamson Act policies should be approved only when such additional uses will clearly contribute to the long-term viability of agriculture.

Retain original wording

The County and the Cities should plan for further urban growth to occur in areas which will avoid encroachment into those agricultural lands with the greatest long-term potential to remain economically viable.

Retain original wording

14.7. The conversion of agricultural lands needed for urban growth should occur in an orderly manner to retain the stability and viability of remaining agricultural lands as long as possible.

The conversion of agricultural land which has been designated for urban growth should occur in an orderly manner to retain the stability and viability of remaining agricultural lands as long as possible.

14.8. The Cities should use their policies for urban service area extensions and utility extensions to guide urban growth away from long-term agricultural areas.

Retain original wording

14.9. The policies of the Local Agency Formation Commission (LAFCO) should guide urban development away from those agricultural areas with the greatest potential for long-term economic viability.

Retain original wording

14.10. Open space buffers should be established between viable agricultural areas and urban expansion areas in order to minimize conflicts arising from the encroachment of urban development into or adjacent to such agricultural areas.

In order to separate agricultural from urban activities, and to minimize land use conflicts, buffers should be established between viable agricultural areas and urban expansion areas. Activities in these buffer zones should be limited to uses which are compatible with both agricultural and urban activities. Specific uses should be defined through an open intergovernmental process.

Santa Clara County

14.10+

Add Policy:

The range of activities permitted in agricultural areas of South County should be determined through an intergovernmental process. Allowed uses should reflect the range of activities which are necessary to promote the continued economic viability of agriculture in South County.

Santa Clara County

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

ADVISORY COMMITTEE REVISION

SOURCES RECOMMENDING REVISION

15. DEVELOPMENT HAZARDS/ENVIRONMENTAL SAFETY

New development should avoid hazardous and sensitive areas, and should occur only where it can be built without risking health and safety. New habitable structures should not be allowed in areas of highest hazard such as floodways, potentially active landslides, fault traces, and airport safety zones. In areas of less risk, development should be limited and designed to reduce risks to an acceptable level. Hillsides should be protected, and development should be precluded on steep slopes; when hillside land is developed, it should appear compatible and be done with minimum disruption of topography and vegetative cover. Natural streamside areas should be left in a natural state.

New development should avoid hazardous and sensitive areas, and should occur only where it can be built without risking health and safety. New habitable structures should not be allowed in areas of highest hazard such as floodways, active landslides, active fault traces, and airport safety zones. In areas of less risk, development should be limited and designed to reduce risks to an acceptable level. Hillsides should be protected, and development should be carefully controlled on steep slopes; when hillside land is developed, it should be done with minimum disruption of topography and vegetative cover. Natural streamside areas should be left in a natural state.

Morgan Hill;
Santa Clara County

15.pl+

Add Policy:
The South County jurisdictions should develop a process for sharing information relating to development activity in areas of geological concern.

Santa Clara County

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

15.1. Development in hazardous areas should be:

- a. kept to a minimum by encouraging low-density, low-intensity uses and the types of uses least disruptive to the soil and vegetative cover;
- b. regulated in such a way that it minimizes disruption of the environment and does not trigger or accelerate the hazardous processes which exist in South County;
- c. prohibited on existing landslides and limited in areas where such development would initiate sliding or be affected by sliding on adjacent parcels;
- d. prohibited in areas where increased runoff from the addition of impervious surfaces and drainage would increase the possibility of downslope landsliding, or where additional projects would add to the cumulative effect of increased runoff, unless a downslope and drainage improvement plan has been approved;
- e. clustered, with dwellings grouped on the least hazardous portion of the property.

ADVISORY COMMITTEE REVISION

Development in hazardous areas should be:

- a. kept to a minimum by encouraging low-density, low-intensity uses and the types of uses least disruptive to the soil and vegetative cover;
- b. regulated in such a way that it minimizes disruption of the environment and does not trigger or accelerate the hazardous processes which exist in South County;
- c. prohibited on known active landslides and limited in areas where such development might initiate sliding or be affected by sliding on adjacent parcels.
- d. prohibited in areas where increased runoff from the addition of impervious surfaces and drainage would increase the probability of downslope landsliding, or where additional projects would add to the cumulative effect of increased runoff, unless a downslope drainage improvement plan has been approved; and
- e. clustered, with dwellings grouped on the least hazardous portion of the property.

SOURCES RECOMMENDING REVISION

Santa Clara County

SOUTH COUNTY POLICY RECOMMENDATIONS

JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

15.2. Development in less hazardous areas should be limited and designed to reduce risks to an acceptable level.

15.3. Development in fire hazard areas should be minimized. Actions which increase fire risk, such as increasing public access roads in fire hazard areas, should be avoided because of the great environmental damage and economic loss associated with a large wildfire.

15.4. Development should be prohibited in floodways and regulated in floodplains to minimize flood damage and be consistent with the federal flood insurance program.

15.5. Development should be limited (in areas to be determined by the County Geologist) along the shores of reservoirs which can be expected to sustain damage from seismically-induced splash waves.

ADVISORY COMMITTEE REVISION

Retain original wording

Development in fire hazard areas should be minimized. When development is permitted, it should be planned and constructed so as to reduce exposure to fire hazards and to facilitate fire suppression efforts in the event of a wildfire.

Actions which increase fire risk, such as increasing public access roads in fire hazard areas, should be avoided because of the great environmental damage and economic loss associated with a large wildfire.

Development should be prohibited in floodways and regulated in floodplains to minimize flood damage and be consistent with the federal flood insurance program and Santa Clara Valley Water District regulations.

Development should be limited along the shores of reservoirs which can be expected to sustain damage from seismically-induced seiche waves

SOURCES RECOMMENDING REVISION

State Dept. Forestry & Fire Protection

Santa Clara County

Santa Clara County

15.6. The current policy restricting development in areas of poor accessibility should continue. Development should not be allowed in areas where access is provided by a single road that could be damaged by faulting or landslides, or where access could be cut off by wildfires, trapping residents or workers. Development may be allowed in areas where a second improved access road has been provided for emergency escape. Also, alternative north-south access roads should be developed through the South County for use in the event that the South Valley Freeway is damaged in a major earthquake.

Retain original wording

15.7. Natural streamside and riparian areas should be left in their natural state.

Natural streamside and riparian areas should be left in their natural state in order to preserve their value as percolation and recharge areas, natural habitat, scenic resources, recreation corridors and for bank stabilization. If flood control projects needed to protect presently existing development make this infeasible, disruption should be minimized, maintaining slow flow and stable banks through design and other appropriate mitigation measures.

Santa Clara County;
Committee for Green Foothills

15.8 Wildlife, rare and endangered plants and animals, and heritage resources should be identified and protected from loss and destruction.

Retain original wording

Existing development regulations should be continued, with monitoring to determine their effectiveness. Policy changes should be made only after review by all three jurisdictions.

Retain original wording

15.9. Current County policies in regard to management of hazardous areas should be maintained, and all information regarding hazardous areas should be updated to reflect current knowledge. Experience with hazardous areas in South County should be continually monitored to determine if policies and regulations need to be changed.

Retain original wording

15.10. The Cities and County should enforce and maintain:

Retain original wording

- a. current zoning and land development ordinances and policies restricting development on hillsides to low-density, low-intensity uses, and
- b. strict grading and building regulations to minimize instability of sloping areas and reduce public costs associated with maintaining roads and utilities on unstable slopes.

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

15.11. Geotechnical investigations should be required on all projects in unstable areas of expansive soils prior to construction to insure that the potential hazards are identified and can be properly mitigated. A contract should be negotiated:

- a. with the State Department of Mines and Geology for completion of a study of the Santa Cruz Mountains from the southern county border to the New Almaden area (approximate cost: \$10,000 per year for 3 years), and
- b. between the Cities and a consulting geologist for the review of development projects in potentially hazardous areas (costs could be covered by a fee to developers).

15.12. A public education program should be initiated which would:

- a. increase awareness of the safety hazards present in South County,
- b. provide information on mitigation techniques, and
- c. strengthen public support for adopted policies which might restrict development in hazardous areas.

ADVISORY COMMITTEE REVISION

Geotechnical investigations should be required on all projects in unstable areas, including areas of expansive soils, prior to construction to insure that the potential hazards are identified and can be properly mitigated. A contract should be negotiated:

- a. with the State Department of Mines and Geology for completion of a study of the Santa Cruz Mountains from the southern county border to the New Almaden area (approximate cost: \$10,000 per year for 3 years), and
- b. between the Cities and a consulting geologist for the review of development projects in potentially hazardous areas (costs could be covered by a fee to developers).

An agreement concerning the nature of each jurisdiction's participation in the programs and an appropriate cost-sharing structure should be worked out between the County and the Cities of Morgan Hill and Gilroy.

Retain original wording

SOURCES RECOMMENDING REVISION

Santa Clara County

16. OPEN SPACE AND RECREATION

The wide variety of open space areas in the South County should be maintained. Greenbelts should delineate and provide contrast to the urban areas of the South County cities. A system of city and regional parks should be linked by pedestrian ways, trails and streamside park chains. Implementation of the Llagas and Uvas Creeks as major streamside park chains should be actively promoted.

The wide variety of open space areas in the South County should be preserved and maintained. Greenbelts should delineate and provide contrast to the urban areas of the South County cities. A system of city and regional parks should be linked by pedestrian ways, trails and streamside park chains. Implementation of the Llagas and Uvas Creeks as major streamside park chains should be actively promoted. A variety of methods should be used to retain open space and, at the same time, respect the needs and rights of property owners.

Santa Clara County

16.1. The South County includes a variety of types of open space areas, including: the Valley floor, stream corridors, lands around reservoirs, lands adjacent to scenic highways, the valleys, and the mountain areas beyond the foothills. Of these geographic areas, stream corridors and lands around reservoirs should receive highest priority for preservation as open space.

The South County includes a variety of types of open space areas, including: the Valley floor, stream corridors, lands around reservoirs, lands adjacent to scenic highways, the valleys, and the mountain areas beyond the foothills. Of these geographic areas, stream corridors, lands around reservoirs, lands which provide greenbelts for the cities, and significant hillside features should receive highest priority for preservation as open space.

Morgan Hill

16.2. Geographic areas which should be considered for the location of future regional parks in South County include: the valley floor, stream corridors, lands around reservoirs, lands adjacent to scenic highways, the foothills adjacent to South County, the intermountain valleys, and the mountain areas beyond the foothills. Of these geographic areas, stream corridors and lands around reservoirs should be given highest priority for future regional park location.

Geographic areas which should be considered for the location of future regional parks in South County include: the valley floor, stream corridors, lands around reservoirs, lands adjacent to scenic highways, the foothills adjacent to South County, the intermountain valleys, and the mountain areas beyond the foothills. Of these geographic areas, stream corridors, lands around reservoirs, lands which provide greenbelts for the cities, and significant hillside features should be given highest priority for future regional park location.

Morgan Hill

16.3. A system of neighborhood, community, citywide and regional parks should be developed, linked where feasible by pedestrian ways, trails and pathways and streamside park chains. Where appropriate, parks should be located adjacent to other community facilities, such as schools, to optimize the multiple use of public open space facilities.

Retain original wording

16.4. A system of scenic roads and trails should be developed linking the urban area with the rural and open space areas.

A system of scenic roads and trails should be developed linking the urban area with the rural and open space areas, with careful consideration of fire risk, hazards, and protection of natural resources.

Santa Clara County

16.4+

Add Policy:

All plans for scenic roads, trails, and park lands which require right-of-way dedication should, upon adoption, be prepared in detail and distributed to interested parties, neighboring jurisdictions and those agencies which are responsible for implementation.

Santa Clara County

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

ADVISORY COMMITTEE REVISION

SOURCES RECOMMENDING REVISION

16.5. The visual integrity of the scenic gateways to the South County (Pacheco Pass, Hecker Pass, Route 101 south of Gilroy, and the Coyote greenbelt area north of Morgan Hill) should be protected.

The visual integrity of the scenic gateways to the South County (Pacheco Pass, Hecker Pass, Route 101 south of Gilroy, and a Coyote greenbelt area north of Morgan Hill) should be protected.

Santa Clara County

16.6. High priority should be placed on:

High priority should be placed on:

Santa Clara County

a. implementation of safe on-road bicycle routes through bike lane striping and signage and widening of roadway shoulders where necessary;

a. implementation of safe on-road bicycle routes through bike lane striping and signage and widening of roadway shoulders where necessary;

b. acquisition of roadside rights-of-way for pedestrian and equestrian trails and pathways and bicycle routes;

b. acquisition of roadside rights-of-way for pedestrian and equestrian trails and pathways and bicycle routes;

c. acquisition of streamside areas for pedestrian and equestrian trails and pathways, particularly where the streamside remain in a natural state; and

c. acquisition of streamside areas for pedestrian and equestrian trails and pathways, particularly where the streamside remain in a natural state; and

d. implementation of streamside trails in a manner which respects adjacent private property rights.

d. implementation of streamside trails in a manner which respects adjacent private property rights and preserves natural resources.

16.7. The hillside/mountain areas to the east and the west should be limited to low-intensity rural uses compatible with open space in order to maintain their integrity as the South County's major scenic resource.

The hillside/mountain areas to the east and the west should be limited to low-intensity rural uses compatible with open space in order to maintain their integrity as the South County's major scenic and natural resource.

Santa Clara County

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

ADVISORY REVISION

SOURCES RECOMMENDING REVISION

16.8. Intergovernmental agreements between the County and the Cities, such as specific plans, should be implemented to address land use and development policies for hillside areas, including the visual effects of hillside development on the ridgelines.

Retain original wording

16.9. Streamsides, other riparian areas and floodways should be maintained in open space or related open space uses such as wildlife habitat, recreation or agriculture. Implementation of the Llagas and Uvas Creeks as major streamside park chains should be actively promoted.

Riparian systems, streamsides and floodways should be maintained in open space or related open space uses such as wildlife habitat, recreation or agriculture. Implementation of the Llagas and Uvas Creeks as major streamside park chains should be actively promoted.

IGC Trails & Pathways Committee

16.9+

Add Policy:
Access to creeks should be of sufficient width to accommodate trails, flood control access and protection of riparian habitat.

IGC Trails & Pathways Committee

16.9++

Add Policy:
Proposed trails along Llagas, Uvas and Pacheco Creeks and the Pajaro River should be implemented and connected to the rest of the county-wide trail system.

IGC Trails & Pathways Committee

Greenbelts should define the urban areas of the South County Cities. The northern boundary of Morgan Hill should be defined by a Coyote Valley greenbelt comprised of agricultural uses, rural estates and the Coyote Park chain. A similar area should be maintained between Morgan Hill and Gilroy to maintain community identity.

Retain original wording

16.10. A greenbelt should be established between San Jose and Morgan Hill in the Coyote Valley.

Retain original wording

16.11. The area between Morgan Hill and Gilroy should be studied for the purpose of establishing a greenbelt with such land uses as low-density rural residential, agricultural activities such as row crops, and recreation areas.

Retain original wording

16.12. The land uses appropriate within a greenbelt should be determined by joint planning activities of South County Cities and the County, and might include:

- a. low-density residential development,
- b. public parks and recreation areas,
- c. privately-operated recreation areas,
- d. agriculture, and
- e. other appropriate uses which may be determined.

Retain original wording

16.13. A variety of open space preservation tools should be used to protect open space in South County, including:

- a. public acquisition,
- b. land use regulation,
- c. planning and urban development policy,
- d. economic incentives to landowners,
- e. open space easements,
- f. transfer of development rights, and
- g. dedication of additional lands upon development.

A variety of open space preservation tools should be used to protect open space in South County, including:

- a. public acquisition,
- b. land use regulation,
- c. planning and urban development policy,
- d. economic incentives to landowners,
- e. open space easements,
- f. transfer of development rights,
- g. assessment districts, and
- h. dedication of additional lands upon development.

IGC Trails & Pathways Committee

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

- 16.14. The recommendations of the Preservation 2020 Task Force should be widely disseminated for review and comment by the South County cities and residents prior to their adoption by the Board of Supervisors.

The South County jurisdictions should pursue further coordinated action as well as effective individual action to achieve successful implementation of the South County's open space and recreation goals and objectives.

- 16.15. The South County cities should:

- a. avoid the premature conversion of open space lands by planning for orderly, staged urban development;
- b. acquire and develop city and neighborhood parks, providing just compensation for the taking of private lands;
- c. implement portions of trail systems and streamside park chains within their boundaries;
- d. plan and regulate land use to avoid hazardous areas and protect critical natural resources; and
- e. designate future open space areas on their General Plans.

ADVISORY COMMITTEE REVISION

Retain original wording

Retain original wording

- The South County cities should:

- a. retain important open space lands through planning for orderly, staged urban development;
- b. acquire and develop city and neighborhood parks, providing just compensation for the taking of private lands;
- c. implement portions of trail systems and streamside park chains within their boundaries;
- d. plan and regulate land use to avoid hazardous areas and protect critical natural resources;
- e. designate future open space areas on their General Plans; and
- f. participate in the development of regional open space preservation programs.

SOURCES RECOMMENDING REVISION

Santa Clara County

16.16. The County should:

- a. acquire and develop regional parks in the South County, providing just compensation for the taking of private lands;
- b. plan and regulate land use to protect open space resources and prevent the introduction of uses incompatible with open space resource preservation, within legally permissible limits;
- c. plan and regulate land use to avoid hazardous areas and protect critical natural resources; and
- d. continue to provide property tax relief via the Williamson Act to landowners who agree to maintain their lands in open space uses.

The County should:

- a. acquire and develop regional parks in the South County, providing just compensation for the taking of private lands;
- b. protect open space resources by regulating land use to prevent the introduction of uses incompatible with open space resource preservation, within legally permissible limits and preserve open space through planning and regulation, acquisition and/or development rights transfer programs;
- c. plan and regulate land use to avoid hazardous areas and protect critical natural resources; and
- d. continue to provide property tax relief via the Williamson Act to landowners who agree to maintain their lands in open space uses.

Santa Clara County

16.17. The South County Cities and the County together should:

- a. establish policies and implementation plans for greenbelts between cities, and
- b. identify and help establish a viable source of funding for acquiring and developing regional parks and pathways.

The South County Cities and the County together should:

- a. establish policies and implementation plans for greenbelts between cities, and
- b. identify and help establish a viable source of funding for acquiring and developing regional parks, pathways, and open space.

Santa Clara County

16.17+

Add Policy:

The Preservation 2020 Task Force recommendation for using planned cluster development to preserve open space may be an appropriate mechanism for protecting South County's prime viewsheds and should be further investigated.

Santa Clara County

18. SAN MARTIN

The future of San Martin should be further clarified with respect to its level of development and form of governance.

For the current period, San Martin should remain an unincorporated, predominately rural-residential community governed by the County Board of Supervisors.

Santa Clara County

If San Martin is to remain a generally low-density rural residential area, current land use and septic regulations should be continued with no lessening of restrictions, and conditions should be monitored to determine if changes are advisable. If an urban future is to be recommended, a wastewater management program should be developed which includes mechanisms for implementation and financing.

Current land use and septic regulations for San Martin should be continued with no lessening of restrictions, and conditions should be monitored to determine if changes are advisable. If, in the future, urbanization is recommended for San Martin, a wastewater management program should be developed which includes mechanisms for implementation and financing.

Santa Clara County

18.1. If San Martin is to remain a generally low-density rural residential area, current County land use and septic system policies should be continued with no lessening of restrictions.

Current County land use and septic system policies for San Martin should be continued with no lessening of restrictions.

Santa Clara County

18.2. Land uses generating discharges which are high in volume or high in nitrates, organic materials or other problem chemicals should be restricted.

Retain original wording

18.3. Existing County policies regarding the density of development and the discharge of wastes should remain in effect.

Retain original wording

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

ADVISORY COMMITTEE REVISION

SOURCES RECOMMENDING REVISION

18.4. Groundwater and surface water quality conditions in the San Martin area should be monitored to determine if changes in current policies regarding septic systems and land use are needed.

Retain original wording

18.5. If higher intensities of development are recommended for San Martin, proposals should be prepared regarding a wastewater management system for the area and how it should be organized.

If, in the future, higher intensities of development are recommended for San Martin, proposals should be prepared regarding a wastewater management system for the area and how it should be organized.

Santa Clara County

18.6. Funding alternatives for financing the rehabilitation of existing water distribution facilities in San Martin should be explored.

Retain original wording

18.7. All future County facilities located in San Martin should be designed, landscaped, and maintained to be compatible with their surrounding environment.

Retain original wording

18.8. Existing County facilities in San Martin should be reviewed to ensure compatibility with their surrounding environment.

Retain original wording

18.9. Development around the South County Airport should adhere to Airport Land Use Commission (ALUC) Policies.

Retain original wording

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

San Martin should remain an unincorporated, predominantly rural-residential community governed by the County Board of Supervisors until the issues of its future level of development and form of governance have been resolved by community residents, the County, the Cities, and affected special districts.

18.10. The Local Agency Formation Commission (LAFCO) should continue to exclude San Martin from the Spheres-of-Influence of Morgan Hill and Gilroy until the issues of San Martin's future level of development and form of governance are resolved.

18.11. While San Martin remains unincorporated, the Cities of Gilroy and Morgan Hill should continue to provide LAFCO and the County with constructive comments on decisions and policies relating to San Martin.

18.12. The South County Cities and the County should explore possibilities for resolving San Martin's issues and problems through formal intergovernmental agreements.

18.13. The existing County General Plan policies regarding development densities and the location of commercial and industrial uses in San Martin should remain in effect until a special area plan and an implementation program for San Martin have been developed and adopted.

ADVISORY REVISION

For the current period, San Martin should remain an unincorporated, predominantly rural-residential community governed by the County Board of Supervisors. Issues of its future level of development and form of governance should be resolved by community residents, the County, the Cities, and affected special districts.

The Local Agency Formation Commission (LAFCO) should continue to exclude San Martin from the Spheres-of-Influence of Morgan Hill and Gilroy.

Retain original wording

Retain original wording

The existing County General Plan policies regarding development densities and the location of commercial and industrial uses in San Martin should remain in effect. If, in the future, changes are recommended, they should be allowed only after a special area plan and an implementation program for San Martin have been developed and adopted.

SOURCES RECOMMENDING REVISION

Santa Clara County

Santa Clara County

Santa Clara County

SOUTH COUNTY POLICY RECOMMENDATIONS
JOINT PLANNING ADVISORY COMMITTEE (ORIGINAL)

18.14. A study of the potential costs and impacts associated with each of the future governmental alternatives for San Martin should be conducted. These alternatives should include: incorporation, creation of sanitation or other service districts, and establishment of a municipal advisory council. The findings of the study should be disseminated widely throughout the San Martin area prior to any decisions regarding its future governance.

18.15. Once the issues of San Martin's future governance and level of development have been resolved, a special area plan and an implementation program should be prepared for the San Martin area. This plan should be prepared with input from the Cities of Gilroy and Morgan Hill.

ADVISORY COMMITTEE REVISION

Retain original wording

If, in the future, changes in the level of development or form of governance are recommended for San Martin, a special area plan and an implementation program should be prepared for the San Martin area. This plan should be prepared with input from the Cities of Gilroy and Morgan Hill, and the San Martin Planning Committee.

SOURCES RECOMMENDING REVISION

Santa Clara County

19. Coyote Valley

Anticipated impacts on the South County resulting from development in Coyote Valley should be reviewed and addressed by the affected jurisdictions, both individually and through cooperative action.

Retain original wording

19.1. Staff of the Cities of Morgan Hill and Gilroy, the County and the School Districts of Morgan Hill and Gilroy should meet periodically with the staff of the City of San Jose to determine the impacts of Coyote Valley development on the South County and to recommend appropriate responses for each jurisdiction.

Retain original wording

19.2. Specific attention should be given by the jurisdictions to identify appropriate mitigations to impacts on the education/school system, since quality of education is a primary objective of the South County community.

Retain original wording

19.3. The jurisdictions should develop a plan and specific measures for preserving a major greenbelt area between San Jose and Morgan Hill.

Retain original wording

19.4. LAFCO in reviewing proposed actions in the Coyote Valley should consider jobs/housing balance, school impaction, and implementation of the Coyote Greenbelt.

Retain original wording

19.5. The County should proceed to implement its Monterey Road policy in the Coyote Valley to upgrade or abate the existing uses. Careful attention should be given to any use being considered in the proposed Coyote Greenbelt area.

The County should proceed to implement its Monterey Road policy in the Coyote Valley to upgrade or abate the existing uses. Careful attention should be given to all uses being considered along Monterey Road in the proposed Coyote Greenbelt area.

Santa Clara County

20. Truck Stops

Given their demand for higher levels of police and fire protection, and the nature and range of activities they generate, truck stops should be located within cities and near major truck routes. Proposals to develop truck stops should be evaluated for a variety of locational, environmental, fiscal, and safety-related considerations.

Truck stops should be located near major truck routes, and because of their demand for higher levels of police and fire protection, and the nature and range of activities they generate, proposals to develop truck stops should be thoroughly evaluated for a variety of locational, environmental, fiscal, and safety-related considerations, as outlined in Policy 20.2.

Santa Clara County

20.1. Given the need for sewer facilities and higher levels of police and fire protection, truck stops should be located within cities.

Delete

Santa Clara County

20.2. Proposals to develop truck stops should be evaluated for:

Proposals to develop truck stops should be evaluated for:

Santa Clara County

- a. access from major highways,
- b. compatibility with existing or future adjacent land uses,
- c. potential safety hazards,
- d. potential impacts on groundwater and surface water quality,
- e. environmental constraints,
- f. public costs and revenues related to the proposal,
- g. availability of other truck serving facilities in Santa Clara County and neighboring counties,
- h. growth inducing impacts, and
- i. proximity of the project to major trucking routes and the project's ability to provide services to the maximum number of truckers.

- a. access from major highways,
- b. compatibility with existing or future adjacent land uses,
- c. potential safety hazards, and availability of adequate water supplies for fighting fires,
- d. potential impacts on groundwater and surface water quality,
- e. environmental constraints,
- f. public costs and revenues related to the proposal,
- g. availability of other truck serving facilities in Santa Clara County and neighboring counties,
- h. growth inducing impacts,
- i. proximity of the project to major trucking routes and the project's ability to provide services to the maximum number of truckers,
- j. need for sewer facilities,
- k. need for and availability of police and fire services, and
- l. need for hazardous materials management.

20.3. The draft policies contained in the Appendix A to the Truck Stop Siting report (and as Appendix C to this report) are recommended as a guide for the evaluation of truck stop proposals. These draft policies should be referred to appropriate agencies and organizations for their review and comment.

Retain original wording

20.4. The Committee's recommended policies and criteria for the evaluation of proposed truck stop development in South County should be reviewed and adopted by the three jurisdictions.

Retain original wording

20.5. Those truck stops which are allowed within the cities of the South County should be located near major trucking routes in an area which will serve the maximum number of truckers, thereby minimizing the need for additional truck serving facilities and minimizing the impacts of truck traffic on the community.

Retain original wording

21. POTENTIAL INTERGOVERNMENTAL AGREEMENTS

21.1 The South County Cities and the County should continue to build upon their existing agreements and work in concert with neighboring jurisdictions, school districts and agencies in order to further the coordination and cooperation which has already begun.

Retain original wording

21.2 The South County Cities and the County should:

Retain original wording

a. Review and prioritize the recommendations of the South County Joint Planning Advisory Committee, with particular attention to those recommendations requiring joint action in order to identify which are appropriate for intergovernmental agreements.

b. Review the various available types of intergovernmental agreements and proceed with those agreements which are determined to be appropriate.

21.2+

Add Policy:

The South County jurisdictions should pursue consistent, coordinated and vigorous enforcement of adopted codes, to ensure that uneven enforcement will not lead to a concentration of activities in any one area of the South County.

Santa Clara County

Future Joint Planning

22.13. An ongoing Joint Planning Advisory Committee, composed of officials and citizens from the three jurisdictions, should be established after the present Committee is permanently adjourned. The new committee should:

Retain original wording

- a. serve as a forum where the local governments, the districts and the residents can work together to solve common problems and to recommend agreement on community objectives and the actions required to accomplish them,
- b. make recommendations on matters referred by the sponsoring jurisdictions and identify issues to be brought to the sponsors for consideration,
- c. address issues which were not addressed within the original charge of the first project, and
- d. advise on the progress of the sponsors' joint implementation programs.

22.14. Each year the Committee should have an agenda limited to a very few high priority topics that may be resolved within a year's schedule, and it should be charged to recommend topics to the sponsors for consideration in the next year's agenda. Staff should be provided by participating agencies as appropriate to the topics in the annual work program.

Retain original wording

1941-1942

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Topics Recommended for the Next Phase of
Joint Planning

22.15. Completion of rural/urban land use
policies and coordination of
development standards (completion of
the Committee's work on the Urban/
Rural report, with particular
attention to developing criteria for
appropriate uses for land designated
rural, land designated urban, and
lands in transition)

Retain original wording

22.16. Intergovernmental Fiscal Issues

Retain original wording

22.17. Economic Development in a Community
Context (investigation of
alternative methods for initiating a
strategic economic development
planning process in the context of
desired community character and
quality of life)

Retain original wording

22.18. North-south automobile circulation
in South County (resolution of:
(1) alignment and designation of
Santa Teresa Blvd, and (2) right-of-
way use and treatment of Monterey
Road, and (3) analysis of the
cumulative effects of incremental
development activity in the South
County on the South Valley Freeway,
Monterey Road and Santa Teresa Blvd)

Retain original wording

22.18+

Add Policy:
Development of monitoring programs as
defined in South County program
recommendations

Santa Clara County

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